

## Ole Asheboro Neighborhood Single-Family Architectural Standards

*These architectural standards specify the materials and configurations permitted for new home construction on redevelopment lots within the Ole Asheboro neighborhood. The standards are designed to ensure that new homes are compatible with the historic character of the neighborhood. These standards are a supplement to the Ole Asheboro Redevelopment Plan book dated March 2004. They provide specific architectural design requirements for single-family home construction in the neighborhood.*

Element	Approved Materials	Approved Configuration	Comments
<b>Building Design/Construction Elements</b>			
<b>Roofing</b>	Composition (asphalt/fiberglass) shingles (dimensional preferred) and specialty materials such as clay tile, fireproof wood shingles, slate, and standing seam metal. Flashing must be copper or aluminum sheet metal and properly installed (base and cap flashing). Sheet metal lined open valleys are preferred.	All roof penetrations, including vent stacks, shall be located on the rear roof slope and shall match the color of the roof. Skylights shall be flat and located only on rear facing roofs.	Roll roofing and EPDM membrane products can be used on flat and low slope (= or < than 2/12) conditions. EPDM or built-up roofing can be used on flat roofs.
<b>Soffits</b>	Wood, smooth-finish fiber cement with strip venting (not perforated), cellular PVC with hidden venting	Smooth soffit for boxed eave design or beaded for open rafter roof design.	Open rafter design with decorative rafter tails is found on many Craftsman style houses in the neighborhood.
<b>Gutters &amp; Downspouts</b>	Heavy gauge aluminum with baked on enamel or painted finish, galvanized metal, copper.	Continuous lengths unless otherwise approved. Locate downspouts at vertical trim boards where possible. OG (old gothic) for boxed eaves; half-round for open eaves.	All materials to be painted unless designed to age or factory-applied color.
<b>Siding</b>	Knot free, smooth surface wood clapboards, wood shingles, smooth-finish fiber cement clapboards, and fiber cement shingles are encouraged. Other siding materials including brick, stucco cement, cast stone and premium vinyl may be considered.	Siding shall be horizontal pattern with reveal to match nearby houses and shall be painted. Wood shingles shall be stained or painted. Brick and stucco should be similar to what is found in the neighborhood.	Walls shall show no more than two materials above the foundation. Materials shall change along a horizontal line. Unpainted wood shall not be permitted.

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<b>Trim - Window, Door, Corner, Skirt, Fascia, etc.</b>	Wood, stucco, cast stone, smooth-finish fiber cement or cellular PVC.	Trim shall not exceed actual 1 inch in depth by 6 inches in width nor be less than 1 inch in depth by 4 inches in width at corners and around openings, except at front door, which may be any size or configuration. All skirt boards to be minimum 8 inch wide with top edge flush with finish floor elevation with drip cap.	Rake and gutter boards may be covered with coated coil-stock aluminum.
<b>Foundations</b>	Concrete block with brick or stone facing.	A minimum of 18-inch exposure of foundation material (not including skirt boards) on street-side elevations. Finish floor elevation for 1st floor shall be not less than 18 inches above adjacent front sidewalk unless required for accessibility.	
<b>Chimneys</b>	Where visible, shall match the foundation material.	Shall extend to the ground and have a visible, projecting cap.	
<b>Windows</b>	Double-hung wood, vinyl clad or aluminum clad or solid vinyl windows.	True divided light or simulated divided light sash with interior and exterior-installed muntins with profile similar to historic windows in nearby houses.(1 inch wide). Window openings and arrangement to be similar to nearby houses. Sills to be actual 1 inch or more in depth and height. A 6 inch minimum post shall separate multiple windows in the same opening. Panes shall be similar proportion throughout the building.	No flush mounted windows.
<b>Storm Windows and Screens</b>	Wood, or aluminum triple track storm/screen combinations with baked on enamel finish.	Shall cover entire window opening.	Recommend weatherstripping be installed for maximum energy efficiency.
<b>Exterior Doors</b>	Wood, composite, metal-clad or steel. Exterior doors should have glass configured to match the style of the house.	Traditional stile and rail proportions, raised panel profiles, and glazing patterns consistent with architectural style. Except for garage doors, shall be side hinged (no sliders).	Doors should have dead bolt locks for security.
<b>Storm Doors</b>	Wood, baked-on enamel aluminum.	Full view removable glass and screen panels.	In accordance with exterior door manufacturer specifications. Locking storms add to security.
<b>Garage Doors</b>	Wood, composite, or metal	Garage doors shall be consistent with architectural style of house.	

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<b>Shutters</b>	Wood, composite, premium or cellular PVC.	Panel or louver, sized to match window sash and mounted to appear operable.	
<b>Columns and posts</b>	Wood, stone, brick, pre-cast concrete, composite, or fiberglass	Style and dimensions to be appropriate for the style of house as determined by surrounding historic structures. Details should include cove and cap mouldings and base and cap blocks. Paneled columns shall have minimum 3/8 inch recess. Posts shall be minimum 6-inch by 6-inch.	
<b>Porches</b>	May be raised masonry construction or wood floor system. Continuous foundation system matching main house shall extend around porch foundation. In lieu of continuous foundation wall, piers of same material as main foundation may be used. Tongue-and-groove flooring and beaded T&G ceiling lumber in wood or cellular PVC.	Front porches shall be a minimum of 8 feet in depth and side porches a minimum of 6 feet in depth unless site conditions require a shallower depth, but in no case shall a covered porch be less than 5 feet in depth. Piers shall be no less than 12 by 12 inches. Piers under porches shall be offset a minimum of 2 inches from adjacent foundation walls to provide pier definition.	Screen, glass, or patio enclosures shall not be allowed on street frontage porches.
<b>Decks/Patios</b>	Wood, composite, brick, stone, concrete.	Location at rear of house. Treated lumber decks should not extend past the side wall plane of the house.	
<b>Garages/Accessory Structures</b>	Siding material to match the house. Vertical plank siding and board-and-batten siding permitted on storage buildings.	Garages shall be a minimum of 12 feet wide by 18 feet deep. Roofs should have minimum of 12 inch overhang with exposed rafters. Garages should be sited at the end of the driveway towards the rear of the lot.	All residential units shall have either an attached or detached exterior storage room of at least 32 square feet.
<b>Lighting</b>		Porch pendant, ceiling or wall mounted.	Timer or motion detector lights shall be installed at all rear building entrances..

**Site/Landscaping Elements**

<b>Front Yard Landscaping</b>	Required tree planting shall be minimum of 1.5 inch caliper. Required shrubs shall be minimum 2-gallon containers. For recommended species and varieties of plant materials, see the Ole Asheboro Redevelopment Plan.	At least one shade tree and one ornamental tree required for each lot. At least 2 ornamental shrubs to frame the front entry and foundation shrubs planted no greater than 3 feet on center along the front facade. Foundation planting beds shall be at least 3 feet wide and mulched.	On corner lots, the tree and foundation planting requirements shall extend along both street frontages. Hedgerows planted in street frontage zones shall not exceed 4 feet in height at maturity or be trimmed to such height. Additional shade trees may be required when street trees do not exist.
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<b>Front Yard Fencing</b>	Wood, metal, brick or stone posts with wood or ornamental metal pickets. No chain link fencing allowed in street frontage yards. All wood shall be painted or stained.	If installed, shall be within 3 feet of front property line and shall not exceed 3 feet in height.	
<b>Front Yard Walls</b>	Brick, natural stone, or cast stone. Railroad ties and landscape timbers are not permitted.	If installed, shall be within 3 feet of front property line.	
<b>Rear Yard Landscaping</b>	Required tree planting shall be minimum of 1.5-inch caliper. For recommended species and varieties of plant materials, see the Ole Asheboro Redevelopment Plan.	One shade tree or one ornamental tree per lot.	Additional plantings may be required for corner lots.
<b>Rear Yard Fencing</b>	Vinyl coated chain link, wire or spaced wood picket not to exceed 4 feet in height, or solid board privacy fences not to exceed 6 feet.		
<b>Driveways</b>	Concrete, macadam (asphalt top dressed with stone) or brick.	Driveways shall not exceed 10 feet in width within front yard zone and shall extend to a garage or parking area at the back of the house.	If two driveways are adjacent to each other, they must be separated by at least a 3 foot landscape area.
<b>Equipment</b>		HVAC, utility meters, clotheslines, satellite dishes, play equipment, hot tubs, and the like shall be located within rear yards only.	
<b>Trash Containers</b>		A permanent location shall be provided at the back of the house for City garbage and recycling containers.	